

# Technical Review Committee Meeting

## Minutes of April 5, 2010

### Attendance:

Members Present
Wayne Hamilton
Richard Grant
Ken Putnam
Mike Brookshire
Susan Roderick
June Eames
Kevin Johnson

Members Absent

Staff Present
Shannon Tuch
Kim Hamel
Jessica Bernstein
Jennifer Blevins

Chair Tuch opened the meeting at 2:00 p.m. by explaining the role of the TRC, and also discussing the agenda, the review process and the voting process.

The TRC voted unanimously to adopt the minutes of the 3/15/10 meeting as written.

Chair Tuch stated that the item known as The Cottages of Cypress Drive would be continued until the May 3, 2010 meeting at the applicant's request.

Agenda Item	
Review of an amendment to the project formerly known as <u>Carefree Asheville</u> , which was previously approved for RM-16 CZ (Residential multi-family high density conditional zoning) district with modifications granted. The amended project is identified as <u>Warwick Village</u> , and includes a reduction in the number of residential units from 144 to 68. The owner is Lode Stone of Asheville, LLC and the contact is Jim Jones. The properties are identified in the Buncombe County tax records as PINs 9655.24-0108 and 9655.14-3460. Project # 10-779	
<b>Staff Comments</b>	Jessica Bernstein oriented the Committee and audience to the site location and outlined comments from the staff report.
<b>Applicant(s) or Applicant Representative(s)</b>	<p>Jim Jones, John Kinnaird and Eugene Britton were available for questions and commented on the following topics:</p> <ul style="list-style-type: none"> <li>? All of the TRC comments can be addressed in revised plans</li> <li>? Displayed a drawing of a proposed amendment to the placement of 3 of the duplex units</li> <li>? The water system was permitted, installed and inspected during the earlier work on the project, but the close out process was never completed. A meeting will be scheduled with staff from Water Resources to resolve any outstanding issues</li> <li>? The owner is planning for 2 of the units to be condominiums and the rest will be created under the Planned Community Act.</li> </ul>
Public Comment	
<b>Speaker Name</b>	<b>Issue(s)</b>
None	
Committee Comments/Discussion	
Chair Tuch explained that Planned Community Act projects are reviewed under the standards of substantially similar project types. She said revised plans should clearly show how the single-family section of the development meets the standards for single-family development. The townhouse section of the development should meet the standards for townhomes in the code. The duplexes may be evaluated as townhomes or multi-family development,	

depending on the amount of land conveyed and the type of ownership structure that is desired by the developer. She also noted that City Council could modify lot sizes and width if needed, but that staff would need the applicant to show on the plans how they intend for the project to be evaluated. Several committee members stated that the code requirements would be determined by the method of property division especially concerning firewall separation between condos, duplexes and/or townhomes. They said they would need plans showing property lines in order to evaluate compliance with the applicable ordinances and codes.

#### **Committee Action**

The TRC voted unanimously to continue the project until the April 19, 2010 meeting.

The meeting was adjourned at 2:45 p.m.